

Subject: FW: 1150 S. Hope LEASE
From: Ellen Riotto <ellen@southpark.la>
Date: 09/06/2018 02:44 PM
To: Sean Leonard <sll@slleonard.com>
CC: Robert Buente <bbuente@1010dev.org>

Perfect example of why I could really use a PM's expertise on this 😊

From: Anita Artukovich <amartukovich@lee-associates.com>
Date: Thursday, September 6, 2018 at 1:13 PM
To: Ellen Riotto <ellen@southpark.la>
Cc: Peter Bacci <pbacci@lee-associates.com>, Diana Ochoa <dochoa@lee-associates.com>, Robin Bieker <robin@biekerco.com>, "cdaniels@jadeent.com" <cdaniels@jadeent.com>
Subject: RE: 1150 S. Hope LEASE

Hi Ellen,

The cost for the rear ramp is \$3,000.00 Marvin has offered to give you a \$3,000.00 rent credit if you elect to build a ramp yourself in the front of the building in lieu of him building the rear ramp.

Let me know if that is acceptable to you?

Best Regards,

Anita M. Artukovich

Principal

Lee & Associates | Inc.

D 323.767.2103

O 323.720.8484

F 323.767.2056

M 213.595.8484

amartukovich@lee-associates.com

Corporate ID 01125429 | License ID 00851588

FW: 1150 S. Hope LEASE

500 Citadel Dr, | Suite 140

Los Angeles, CA 90040

From: Ellen Riotto <ellen@southpark.la>
Sent: Wednesday, September 05, 2018 5:25 PM
To: Anita Artukovich <amartukovich@lee-associates.com>
Cc: Peter Bacci <pbacci@lee-associates.com>; Diana Ochoa <dochoa@lee-associates.com>;
Robin Bieker <robin@biekerco.com>; cdaniels@jadeent.com
Subject: Re: 1150 S. Hope LEASE

If it were up to me, I'd be completely fine moving forward with just the rear ramp.
Unfortunately, it will not be approved by the City.

Is there a reason Marvin will not install it in the front of the building instead? If it's
cost-related, is he open to contributing the same dollar amount that would go into a rear
ramp and we can make up the difference?

From: Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> >
Date: Wednesday, September 5, 2018 at 4:55 PM
To: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >
Cc: Peter Bacci <pbacci@lee-associates.com <<mailto:pbacci@lee-associates.com>> >, Diana
Ochoa <dochoa@lee-associates.com <<mailto:dochoa@lee-associates.com>> >, Robin Bieker
<robin@biekerco.com <<mailto:robin@biekerco.com>> >, "cdaniels@jadeent.com
<<mailto:cdaniels@jadeent.com>> " <cdaniels@jadeent.com <<mailto:cdaniels@jadeent.com>> >
Subject: RE: 1150 S. Hope LEASE

Hi Ellen,

Marvin will only pay for the rear ramp. If you want one in the front, that will be at
your cost.

Best Regards,

Anita M. Artukovich

Principal

Lee & Associates | Inc.

D 323.767.2103

O 323.720.8484

F 323.767.2056

M 213.595.8484

amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>>

Corporate ID 01125429 | License ID 00851588

500 Citadel Dr, | Suite 140

Los Angeles, CA 90040

From: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >
Sent: Wednesday, September 05, 2018 4:46 PM
To: Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> >
Cc: Peter Bacci <pbacci@lee-associates.com <<mailto:pbacci@lee-associates.com>> >; Diana Ochoa <dochoa@lee-associates.com <<mailto:dochoa@lee-associates.com>> >; Robin Bieker <robin@biekerco.com <<mailto:robin@biekerco.com>> >; cdaniels@jadeent.com <<mailto:cdaniels@jadeent.com>>
Subject: Re: 1150 S. Hope LEASE

Hi Anita

Our architect spoke with Dept of Building and Safety and they will not accept only the rear ramp. They require one in the front as well.

Ellen Riotto

Executive Director

South Park BID

1100 S Flower St, #3400, Los Angeles, CA 90015 <x-apple-data-detectors://0/1>

o. 213-663-1112 <tel:213-663-1112>

24/7 <x-apple-data-detectors://1> : 866-560-9346 <tel:866-560-9346>

Sent from my iPhone

On Sep 5, 2018, at 4:16 PM, Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> > wrote:

Ellen and Marvin,

To clarify two items:

1. Wheelchair ramp is going to be built in the rear of the building by extending the present ramp. Ellen, please acknowledge this.
2. The BID intends to use the fenced "cage" area in the warehouse to store tools and equipment.

Best Regards,

Anita M. Artukovich

Principal

Lee & Associates | Inc.

D 323.767.2103

O 323.720.8484

F 323.767.2056

M 213.595.8484

amartukovich@lee-associates.com <mailto:amartukovich@lee-associates.com>

Corporate ID 01125429 | License ID 00851588

500 Citadel Dr, | Suite 140

Los Angeles, CA 90040

From: Ellen Riotto <ellen@southpark.la <mailto:ellen@southpark.la>> >
Sent: Wednesday, September 05, 2018 2:51 PM
To: Anita Artukovich <amartukovich@lee-associates.com <mailto:amartukovich@lee-associates.com>> >
Cc: Peter Bacci <pbacci@lee-associates.com <mailto:pbacci@lee-associates.com>> >;
Diana Ochoa <dochoa@lee-associates.com <mailto:dochoa@lee-associates.com>> >; Robin Bieker
<robin@biekerco.com <mailto:robin@biekerco.com>> >
Subject: Re: 1150 S. Hope LEASE

Hi Anita,

I'm waiting to hear back from our attorney, but I've pinged him again to let him know that we're working against a tight timeline. He said he'll get to it tonight.

See attached for latest construction docs and let me know if you need anything

else.

Thanks!

Ellen

From: Anita Artukovich <amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>> >
Date: Wednesday, September 5, 2018 at 1:48 PM
To: Ellen Riotto <ellen@southpark.la <<mailto:ellen@southpark.la>> >
Cc: Peter Bacci <pbacci@lee-associates.com <<mailto:pbacci@lee-associates.com>> >, Diana Ochoa <dochoa@lee-associates.com <<mailto:dochoa@lee-associates.com>> >
Subject: 1150 S. Hope LEASE

Hi Ellen,

Marvin is getting ready to demo the interior space you are leasing, but won't start until he has a signed lease.

Additionally, he is going out of the country for two weeks soon and may not start until he gets back, unless we get that lease today or tomorrow. Please advise me on the status of the lease.

Lastly, can you send me your latest drawing/layout of the interior space. Marvin has hired a sprinkler company to renovate the entire system. When the drop ceilings are pulled out of the space you are leasing, the sprinkler heads need to be raised all the way up. I am not sure how you have configured the ceilings in your office areas. It would be helpful to share it with his contractor ASAP.

Best Regards,

Anita M. Artukovich

Principal

Lee & Associates | Inc.

D 323.767.2103

O 323.720.8484

F 323.767.2056

M 213.595.8484

amartukovich@lee-associates.com <<mailto:amartukovich@lee-associates.com>>

Corporate ID 01125429 | License ID 00851588

500 Citadel Dr, | Suite 140

Los Angeles, CA 90040

Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

—image001.png—



—Attachments:—

image001.png

13.5 KB